

INDEPENDENT FLOORS

AT DLF GARDENCITY,
SECTOR 91/92, GURUGRAM



Artistic impression

|
Live in
opulence.
Indoors and
outdoors.
|

Live in Gurugram 2.0

Live the life you deserve

An integrated, established development, strategically located off NH-48, with easy access to SPR, NPR and KMP Expressway, DLF Gardency offers convenient access amidst acres of planned greens. With social comforts, occupied housing communities, commissioned infrastructure and business districts only a short drive away, DLF Gardency is the perfect address for those seeking the best life has to offer.



Representative image



Artistic impression

Presenting
**Independent
Floors**

at DLF Gardencity,
Sector 91/92, Gurugram

For those who appreciate privacy and the charm of low-rise living, Independent Floors are just the right choice. Nestled in DLF Gardencity, these elegant residences represent the much-coveted luxury and lifestyle that is synonymous with DLF.



Designed for comfort and celebration

These floors are designed as a spacious layout consisting of 4 bedrooms, living and dining rooms with the added convenience of a staff room and a store in the basement. The residential units are efficiently designed to maximize usable areas.

Dedicated covered car parking bays on the ground floor and entrances with an elevator as well as staircase lobbies are examples of thoughtfully put together amenities. A CCTV network across the driveway of parking areas and the entrance lobby assures a secure living experience to every resident.

Design
Low rise
Independent floors

Greenery
Verdant landscape with parks
and tree-lined avenues

Connectivity
Well-developed internal roads
in DLF Gardencity connect to
expressways nearby

Security
CCTV coverage in parking areas
and the entrance lobby



Artistic impression

Live in the heart of urban convenience



Representative images



Nurtured by nature

Calming morning walks in the gleaming sunshine where the rays of the sun illuminate not only your surroundings but also your inner self.

With parks nearby and tree-lined avenues, these independent floors will give you a pristine world, where your home radiates modernity, surrounded by natural beauty.



Convenient location

Independent Floors at DLF Gardencity are strategically located in Sector 91/92, Gurugram with direct connectivity to the Delhi-Jaipur Expressway (NH-48), KMP Expressway and Dwarka Expressway through internal and sector roads in New Gurugram. Furthermore, the Kherki Daula toll, which as per announced government notifications shall move further along the expressway, now accepts FASTags for electronic toll collection, thus easing out traffic congestion.

DISTANCES TO MAJOR LOCATIONS

SCHOOLS

- Ipsaa Day Care and Pre School - 0.3 Km
- DPS Sector 84 - 6.2 Km
- Matrikiran School - 8.0 Km
- Bal Bharti School - 9.3 Km

OFFICE SPACES

- IMT Manesar - 5.0 Km
- Udyog Vihar Industrial Area Phase VI - 12.9 Km
- DLF Corporate Greens - 13.6 Km
- DLF Cybercity - 26 Km

HOTELS

- Holiday Inn - 1.0 Km
- Hyatt Regency - 6.6 Km
- Heritage Village - 6.6 Km
- ITC Grand Bharat - 17.6 Km

RETAIL

- Sapphire Ninety - 3.3 Km
- Iris Broadway - 4.8 Km
- Vatika City Centre - 10 Km
- DLF Cyber Hub - 28 Km

HOSPITALS

- Genesis Hospital, Sector 84 - 6.0 Km
- Medeor Hospital, Manesar - 7.1 Km
- ESIC Hospital, Manesar - 7.4 Km
- Medanta Medicity - 21 Km

CONNECTIVITY

- Western Peripheral Expressway (KMP Expressway) - 6.0 Km
- Northern Peripheral Expressway (Dwarka Expressway) - 7.2 Km
- Delhi - Jaipur Expressway (NH8) - 7.8 Km
- HUDA City Centre Metro Station - 23 Km
- IGI Airport - 36 Km

All distances mentioned are approximations only



DLF Gardencity Master plan



Phase 2C No. 13 5307 Sqyds

Map not to scale and for illustrative purpose and reference only



270.07 Sqm

317.72 Sqm



Artistic impressions



Artistic impression

327.76 Sqm



343.65 Sqm



Artistic impressions

350.34 Sqm

Proposed specifications**

Part A – inside your home

Living / Dining / Lobby / Passage

Floor	Marble
Walls	Acrylic emulsion / OBD
Ceiling	Acrylic emulsion / OBD

Bedrooms

Floor	Laminated wooden flooring
Walls	Acrylic emulsion / OBD
Ceiling	Acrylic emulsion / OBD

Kitchen

Walls	Tiles up-to 2' above counter and acrylic emulsion paint in balance area
	Anti-skid tiles
	OBD
Floor	Granite / synthetic stone
Ceiling	CP fittings, SS sink, exhaust fan
Counter	
Fittings / fixtures	

Balcony

Floor	Tiles
Ceiling	OBD

Toilets

Walls	Combination of tiles / acrylic emulsion paint / mirror
Floors	Anti-skid tiles
Ceiling	OBD
Counter	Granite / synthetic stone
Fixtures / accessories	Exhaust fan, towel rail / ring of standard make, geyser
Sanitary ware / CP fittings	CP fittings, wash basin, floor mounted / wall-hung WC

Plumbing

CPVC and UPVC piping for water supply inside the toilet and kitchen and vertical down takes

**Specifications given are as filed with HARERA, Gurugram

S. Room

Floor	Tiles / mosaic cast-in situ flooring / IPS
Walls / ceiling	Whitewash
Toilet	Ceramic tile flooring, conventional CP fittings, white chinaware

Doors

Internal doors	Painted frame with painted flush doors.
Entrance doors	Painted / polished frame with laminated flush door

External Glazings

Windows / external glazing	Single glass unit with clear glass UPVC / aluminium / MS frames and shutters in habitable rooms. Frosted / clear glass in toilets
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Electrical Fixtures / Fittings

Modular switches and ceiling light fixtures in balconies

Part B – common areas in the building

Power Back-up

Back-up by DG set upto 7 KVA for 323.55 sqyds
Back-up by DG set upto 9 KVA for 380.24 to 418.73 sqyds
Back-up by DG set upto 10 KVA for 502.32 sqyds

Security System

CCTV in driveway of parking, ground floor entrance lobby

Lift Lobby

Lifts
6 persons capacity

Staircases

Floor
Walls
Kota Stone / Indian stone / granite
Acrylic emulsion / OBD

- Zone IV seismic considerations for structural design
- Airconditioning in living, dining and bedrooms

270.07 Sqm

Basement floor plan



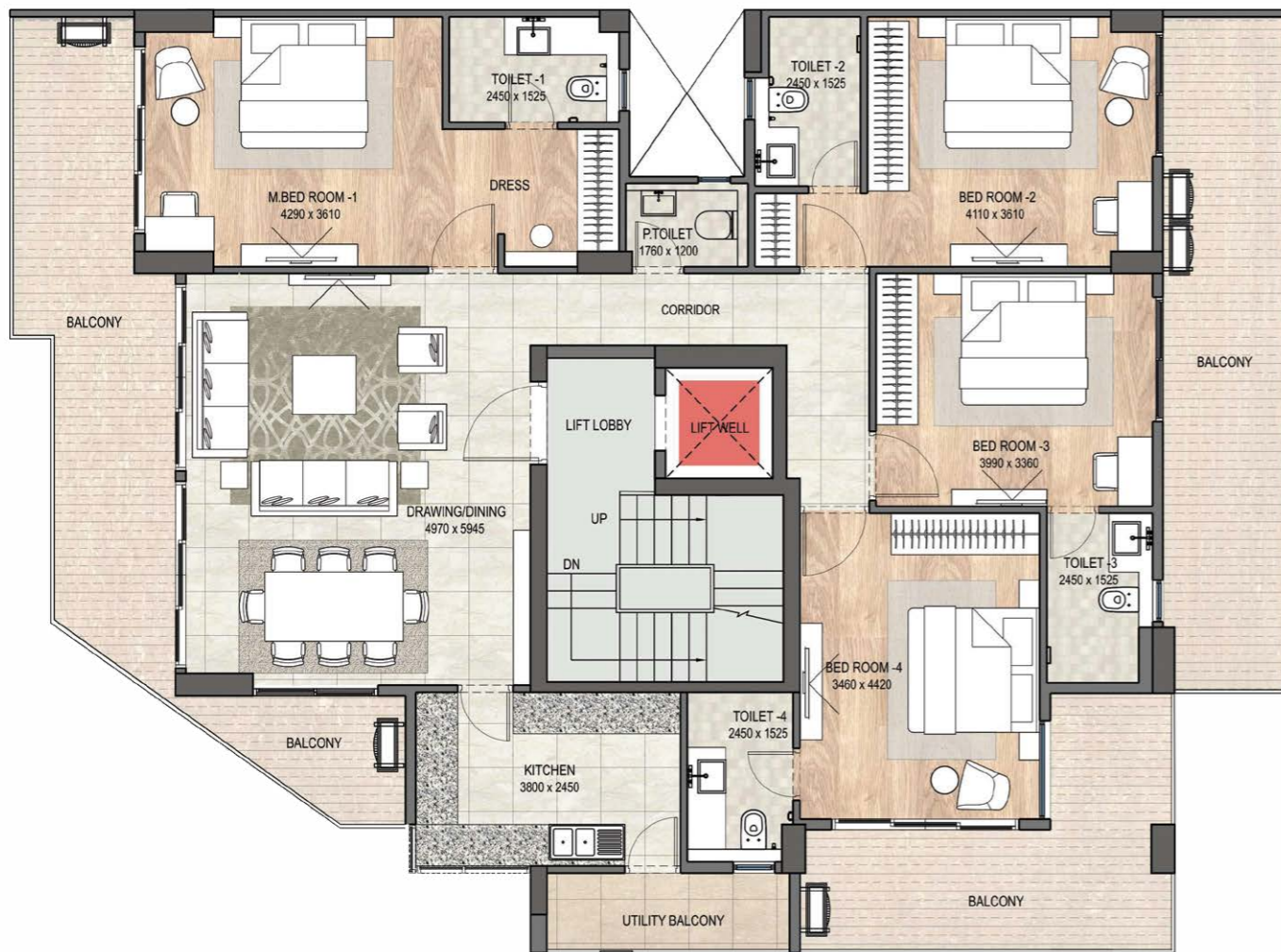
270.07 Sqm

Stilt floor plan

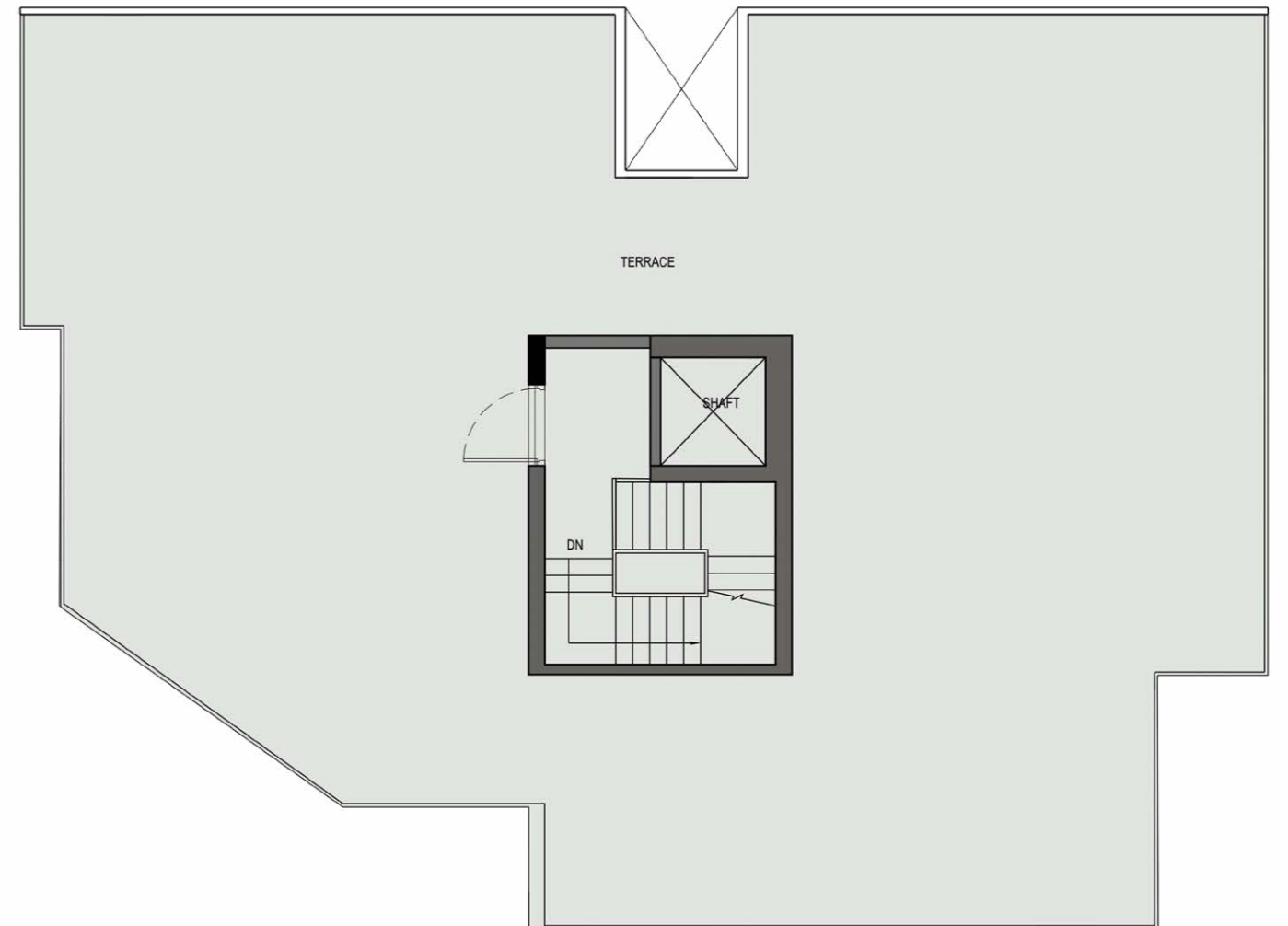


Plan not to scale
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270.07 Sqm
Typical floor plan

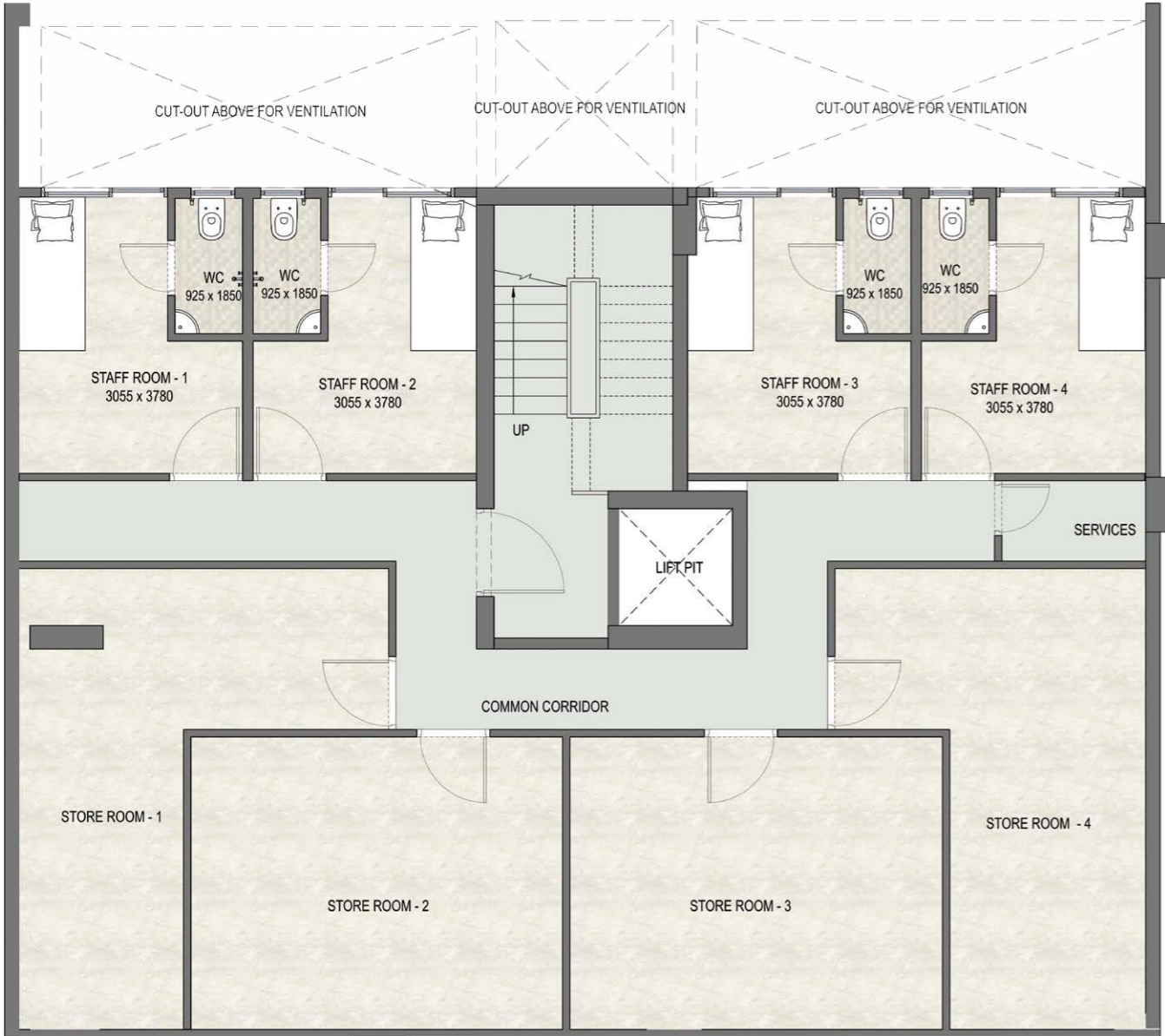


270.07 Sqm
Terrace floor plan

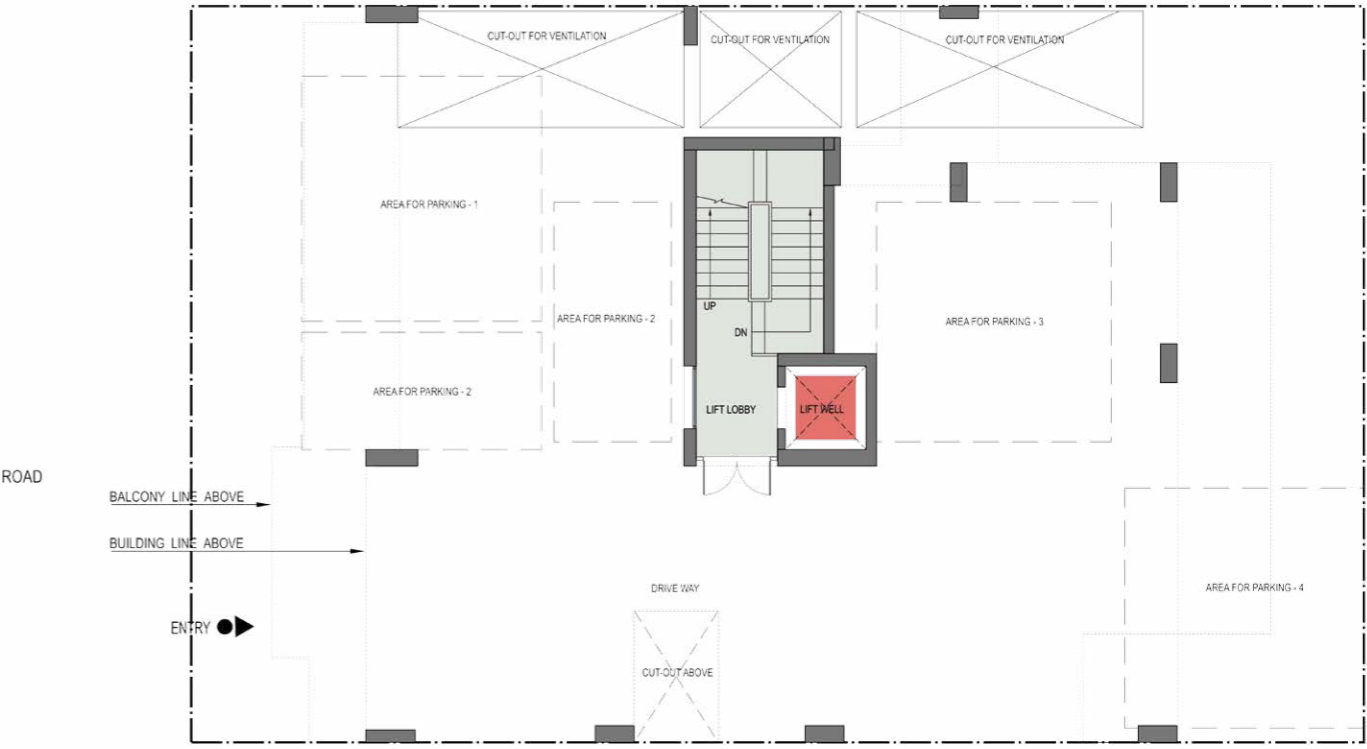


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317.72 Sqm
Basement floor plan

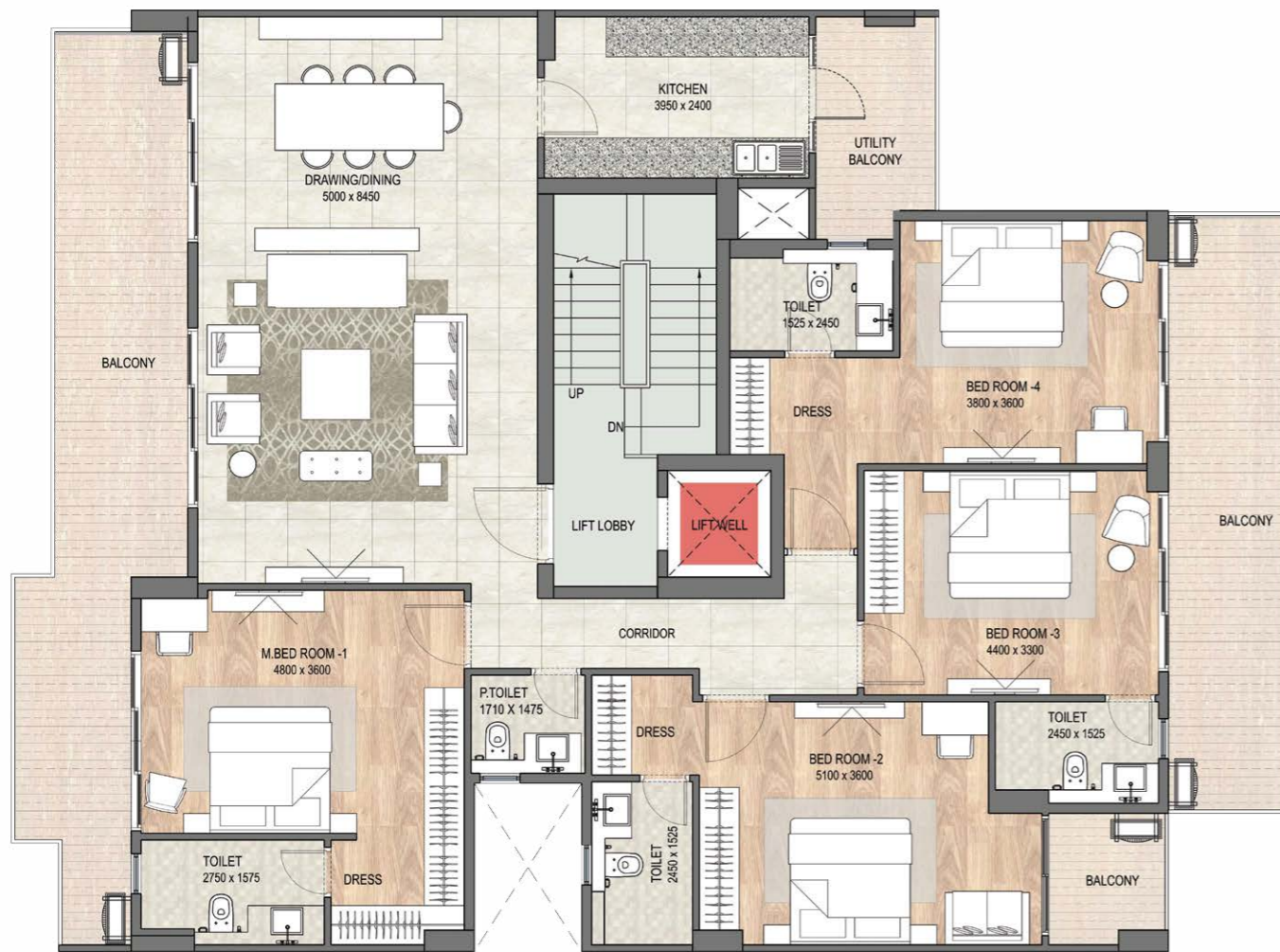


317.72 Sqm
Stilt floor plan

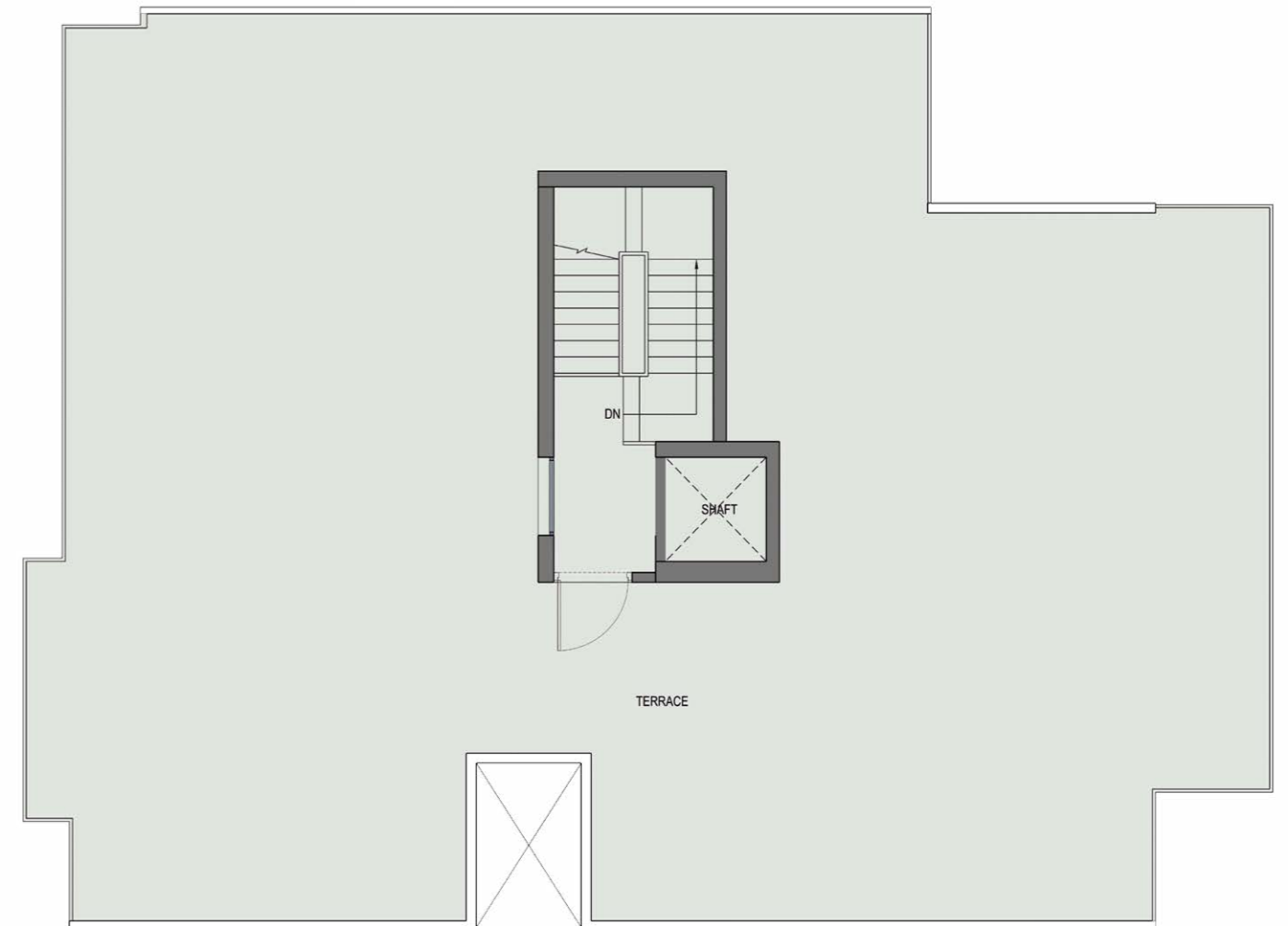


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317.72 Sqm
Typical floor plan



317.72 Sqm
Terrace floor plan



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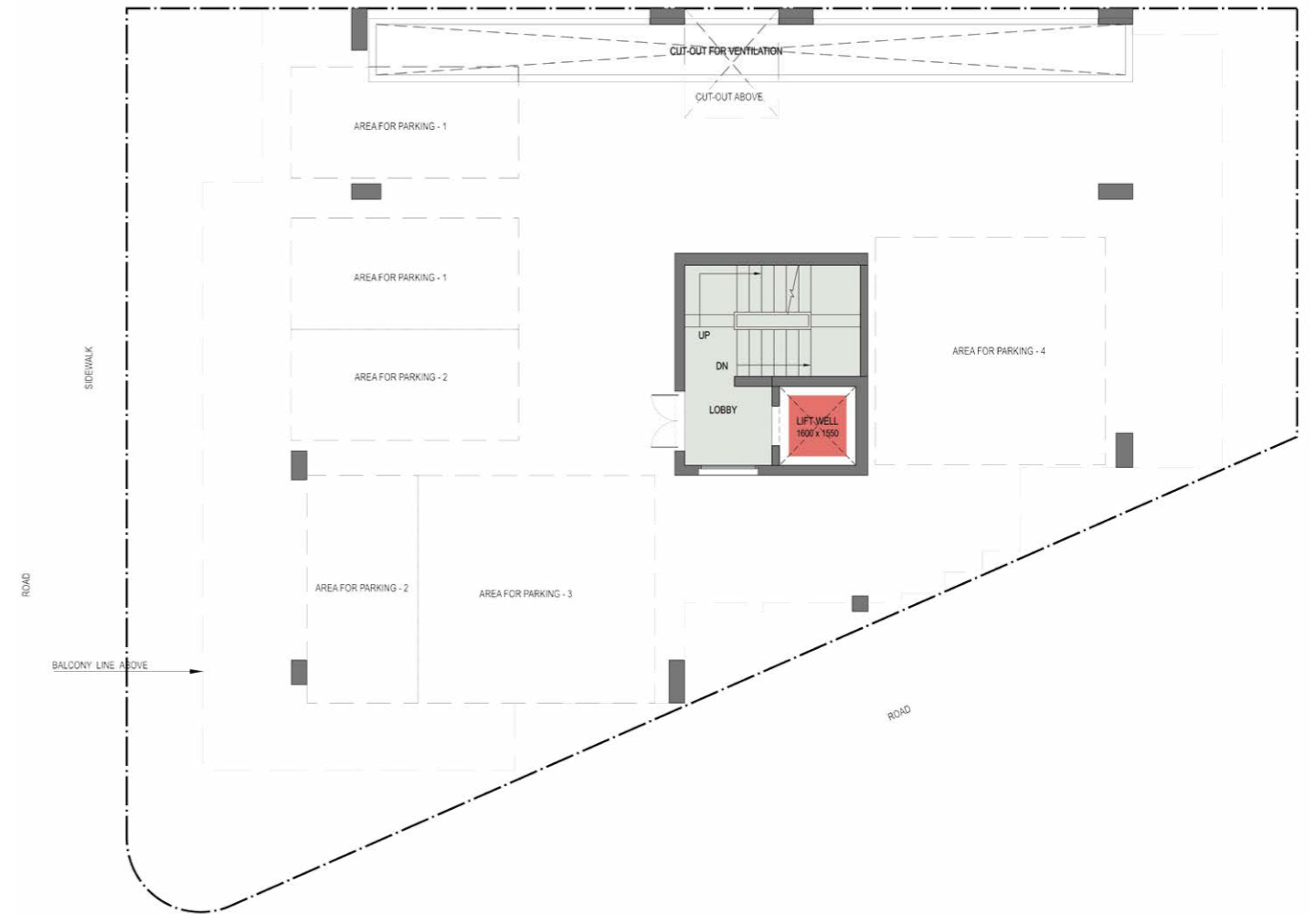
327.76 Sqm

Basement floor plan



327.76 Sqm

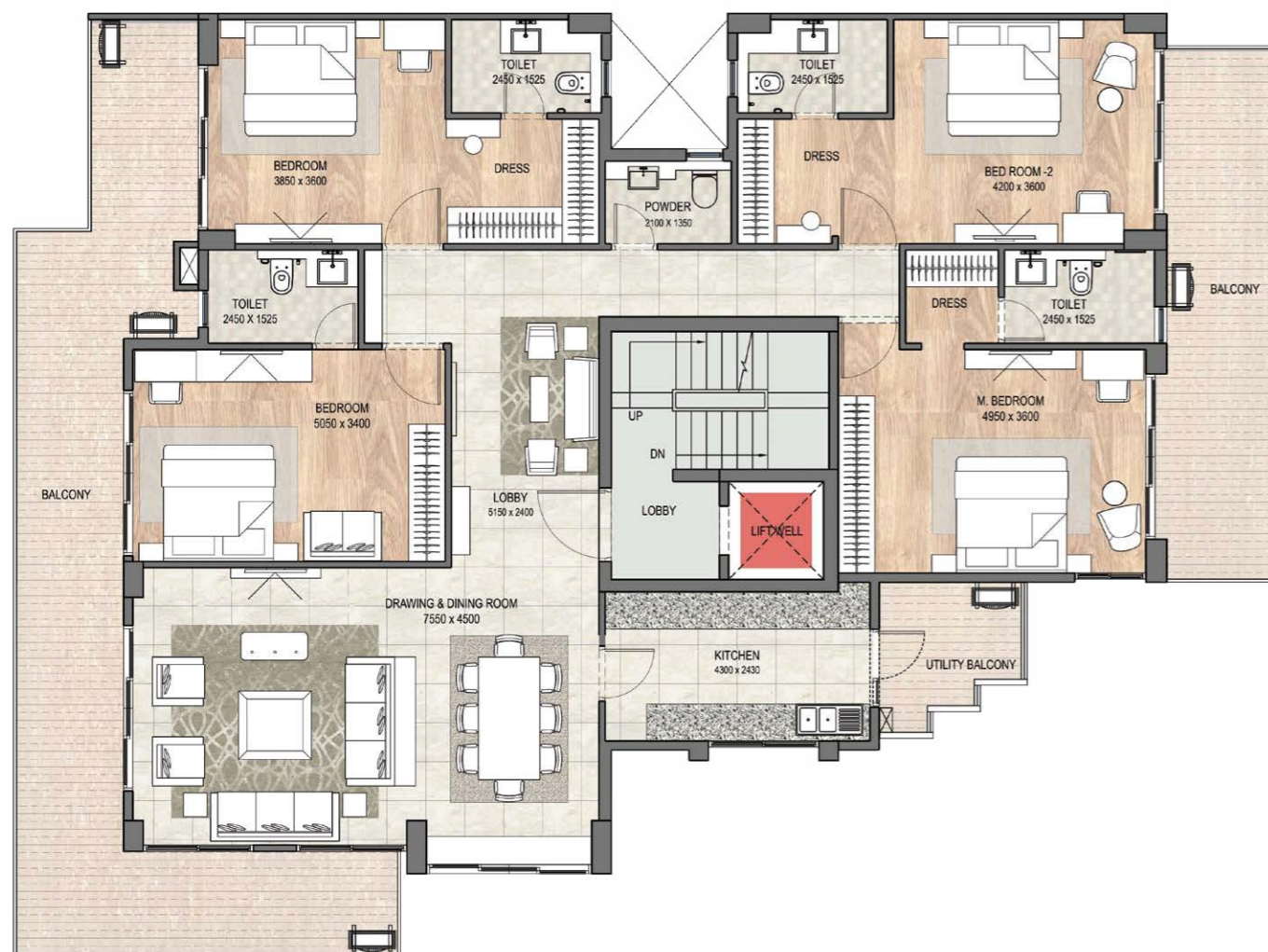
Stilt floor plan



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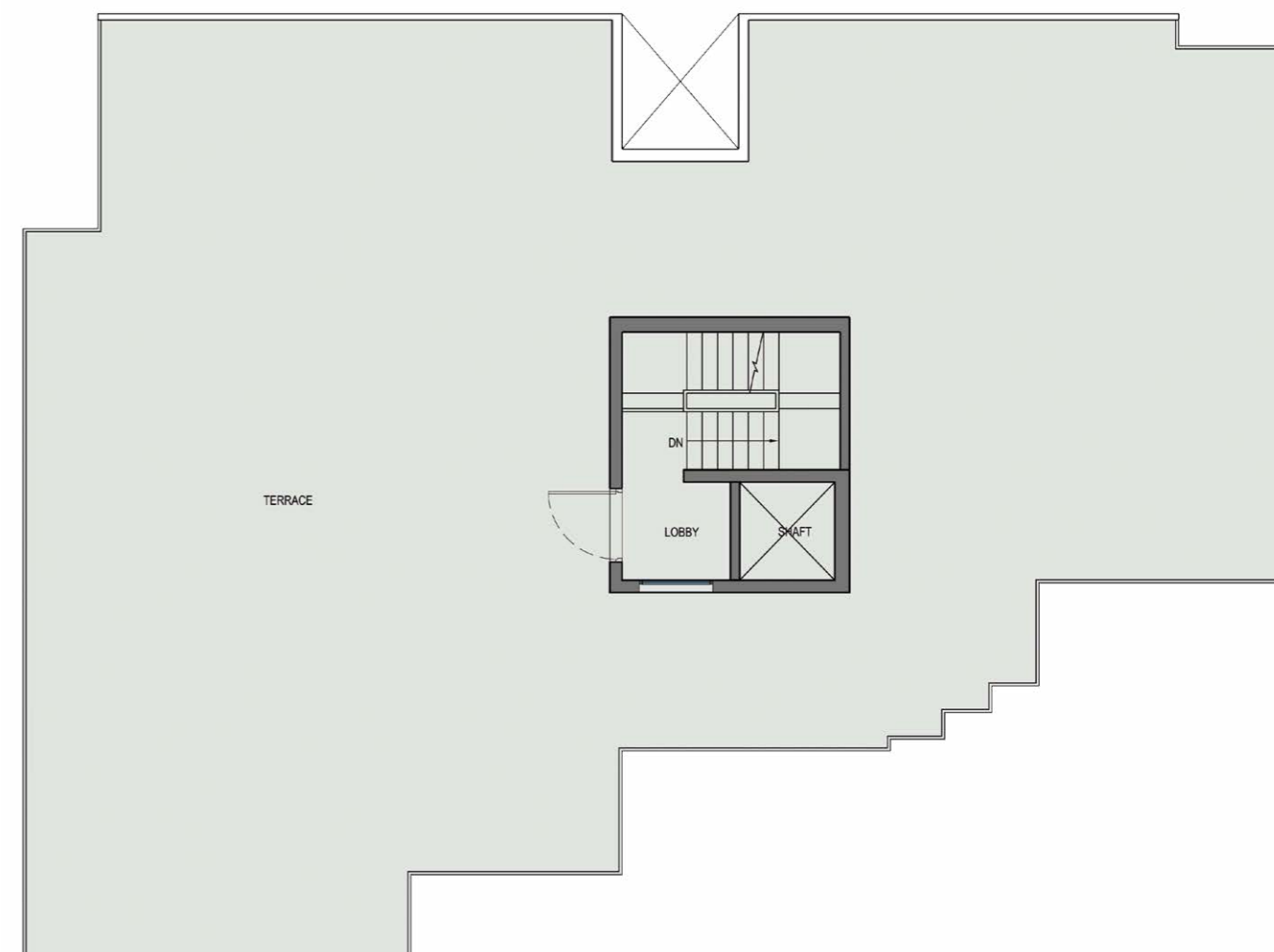
327.76 Sqm

Typical floor plan



327.76 Sqm

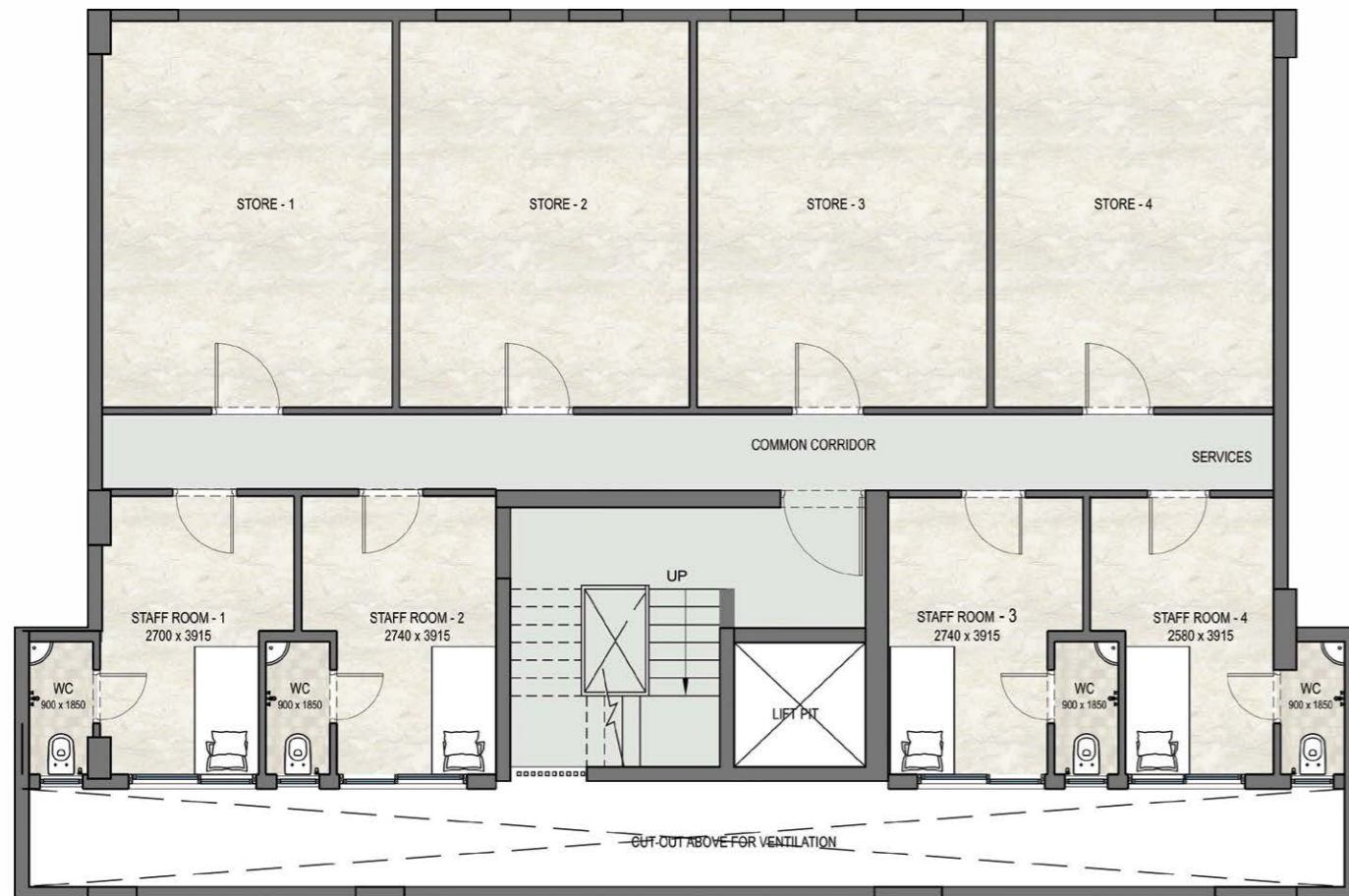
Terrace floor plan



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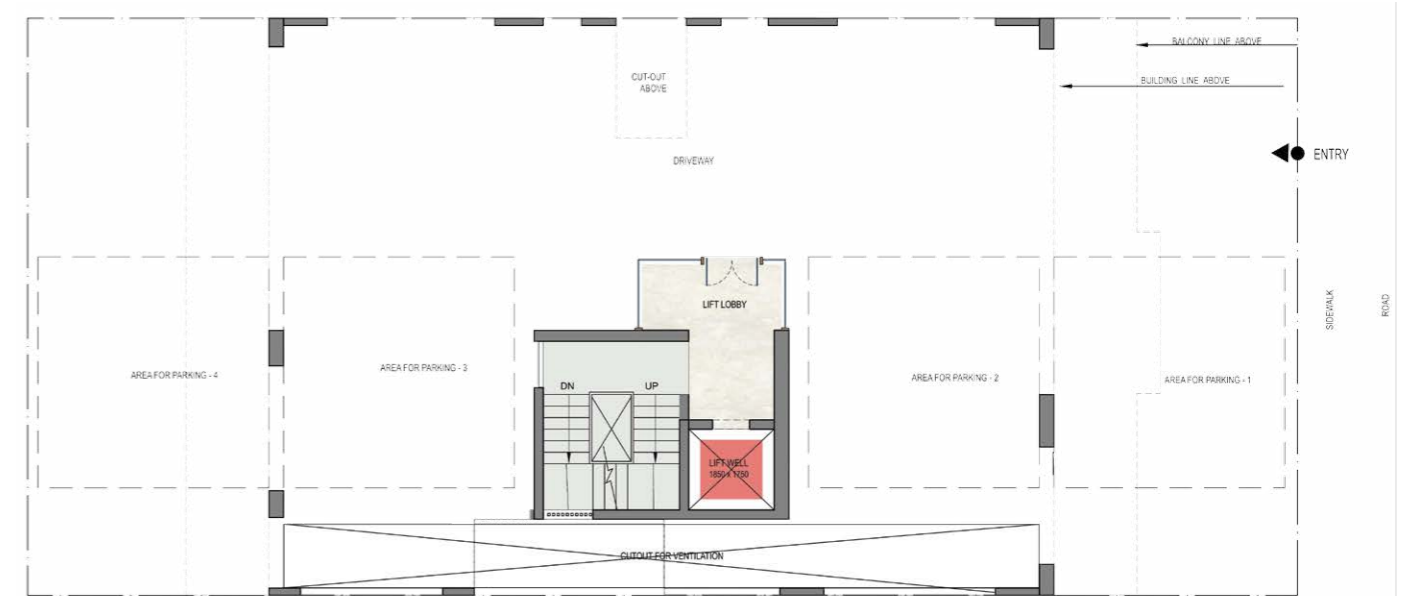
343.65 Sqm

Basement floor plan - corner plot



343.65 Sqm

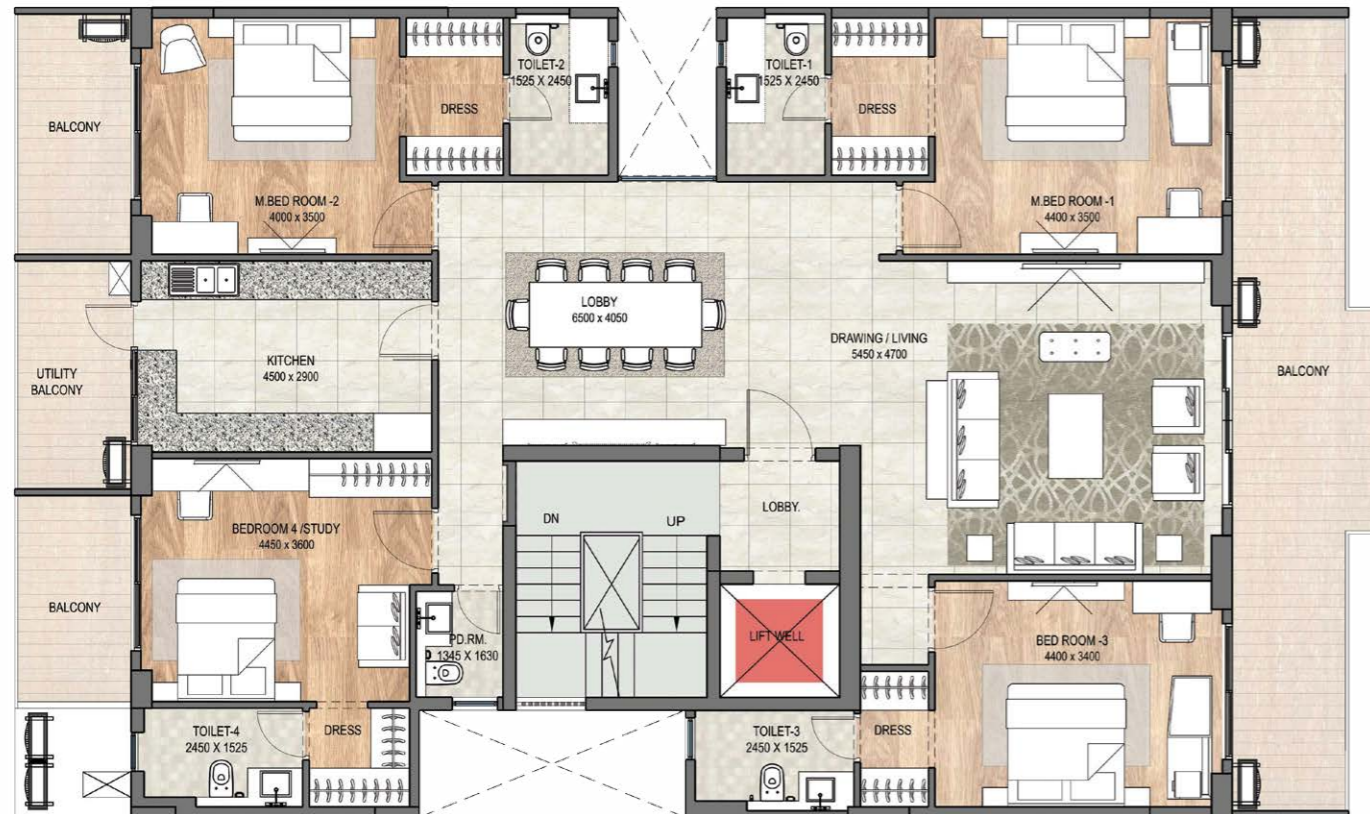
Stilt floor plan - corner plot



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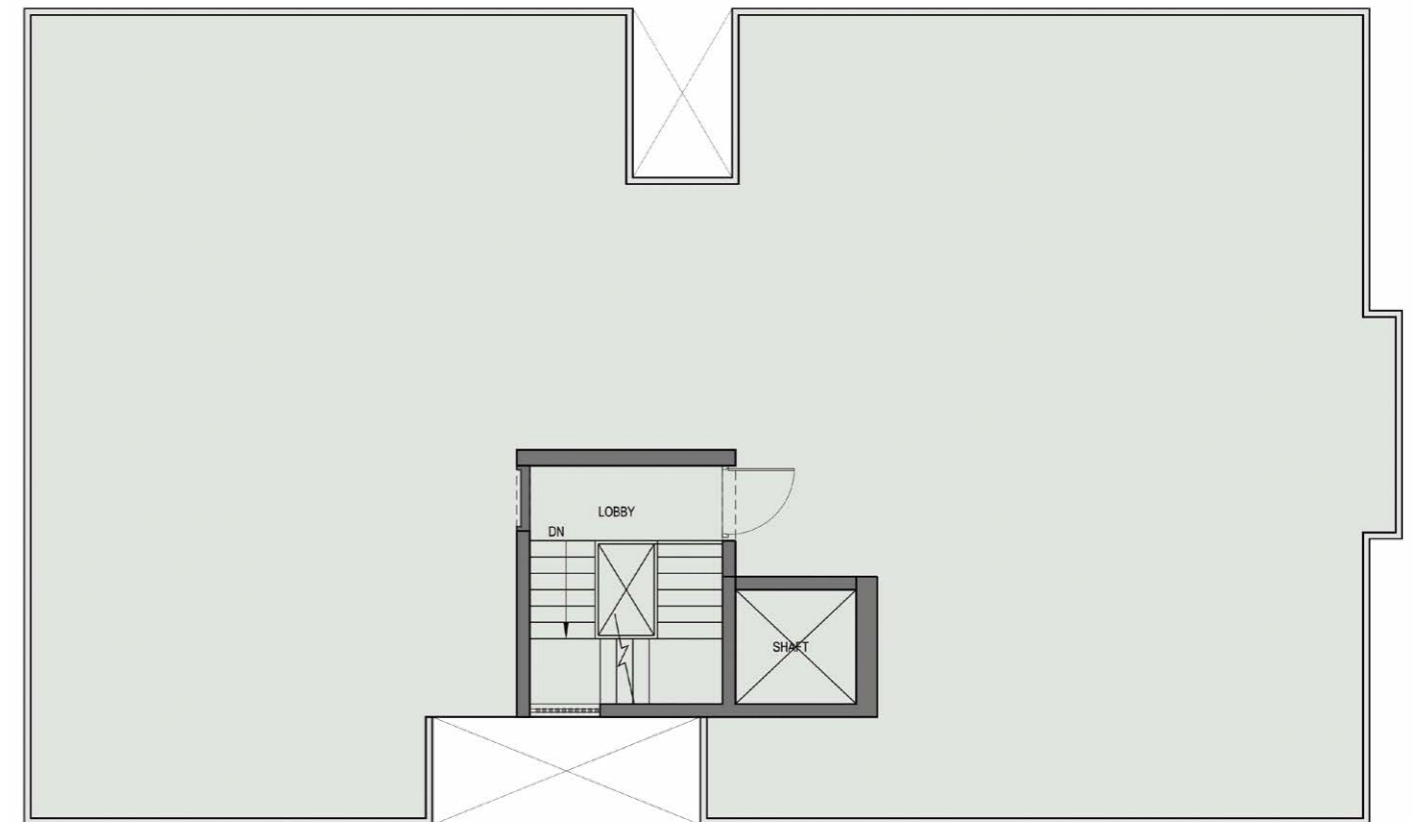
343.65 Sqm

Typical floor plan - corner plot



343.65 Sqm

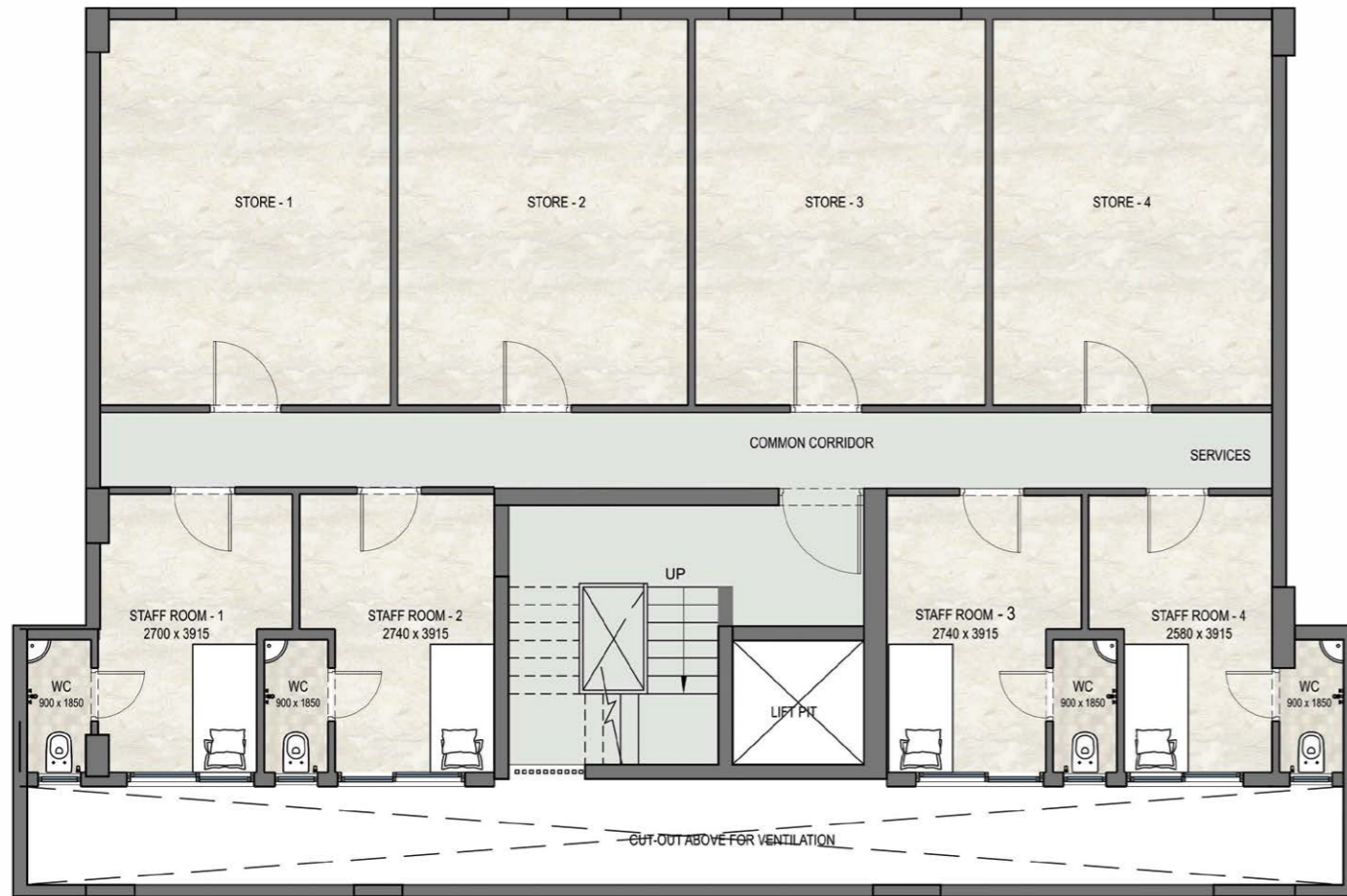
Terrace floor plan - corner plot



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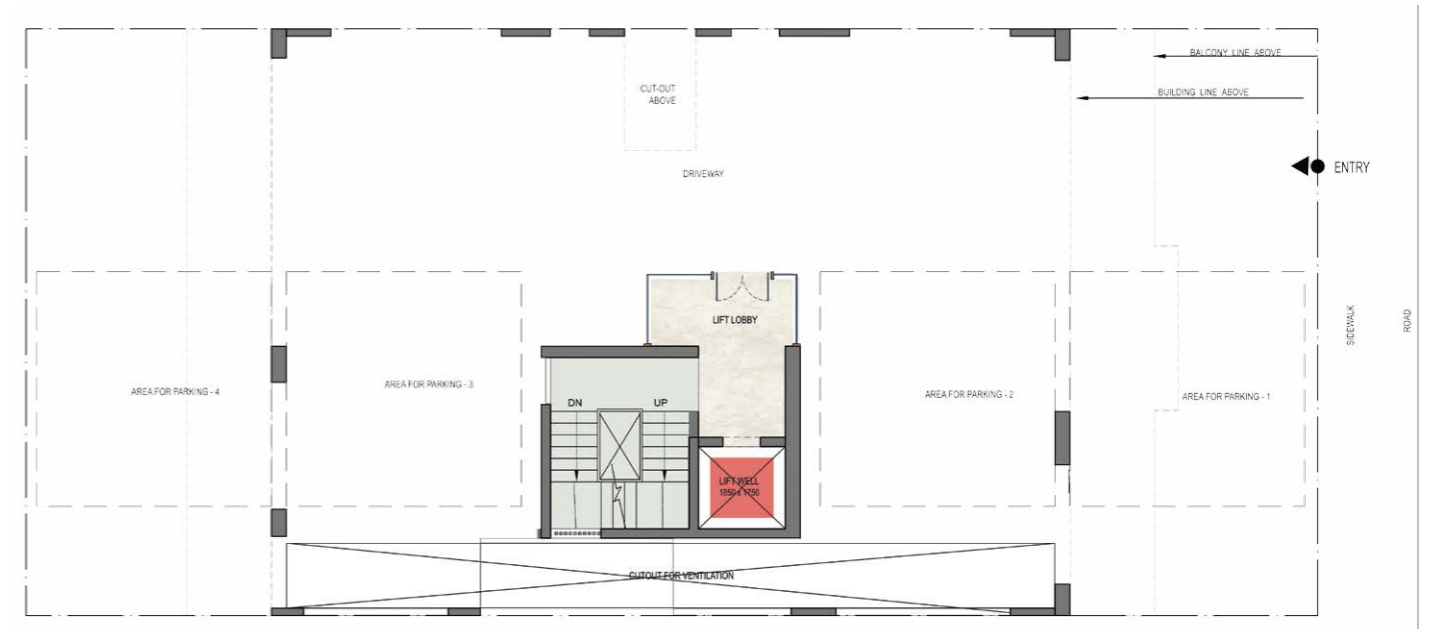
343.65 Sqm

Basement floor plan



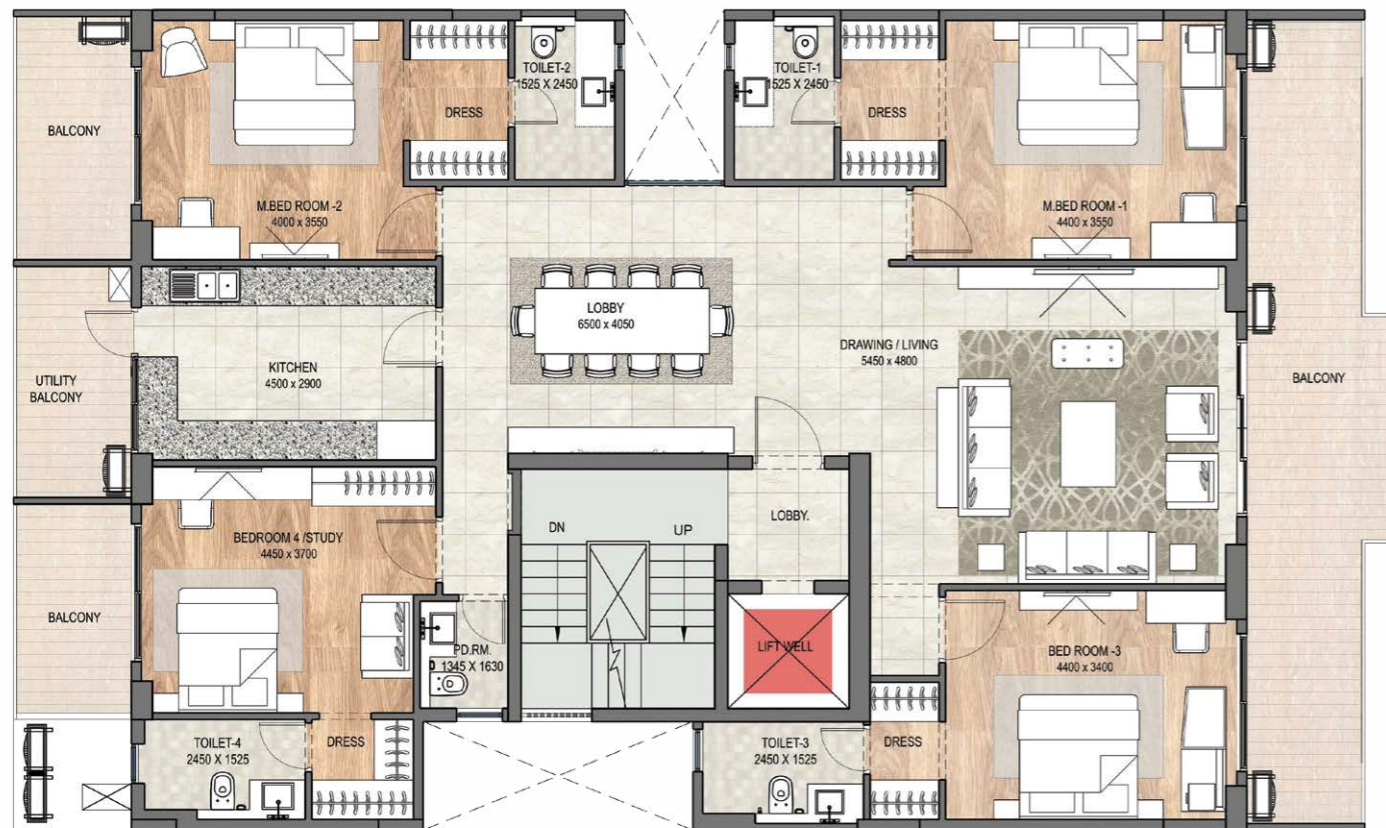
343.65 Sqm

Stilt floor plan

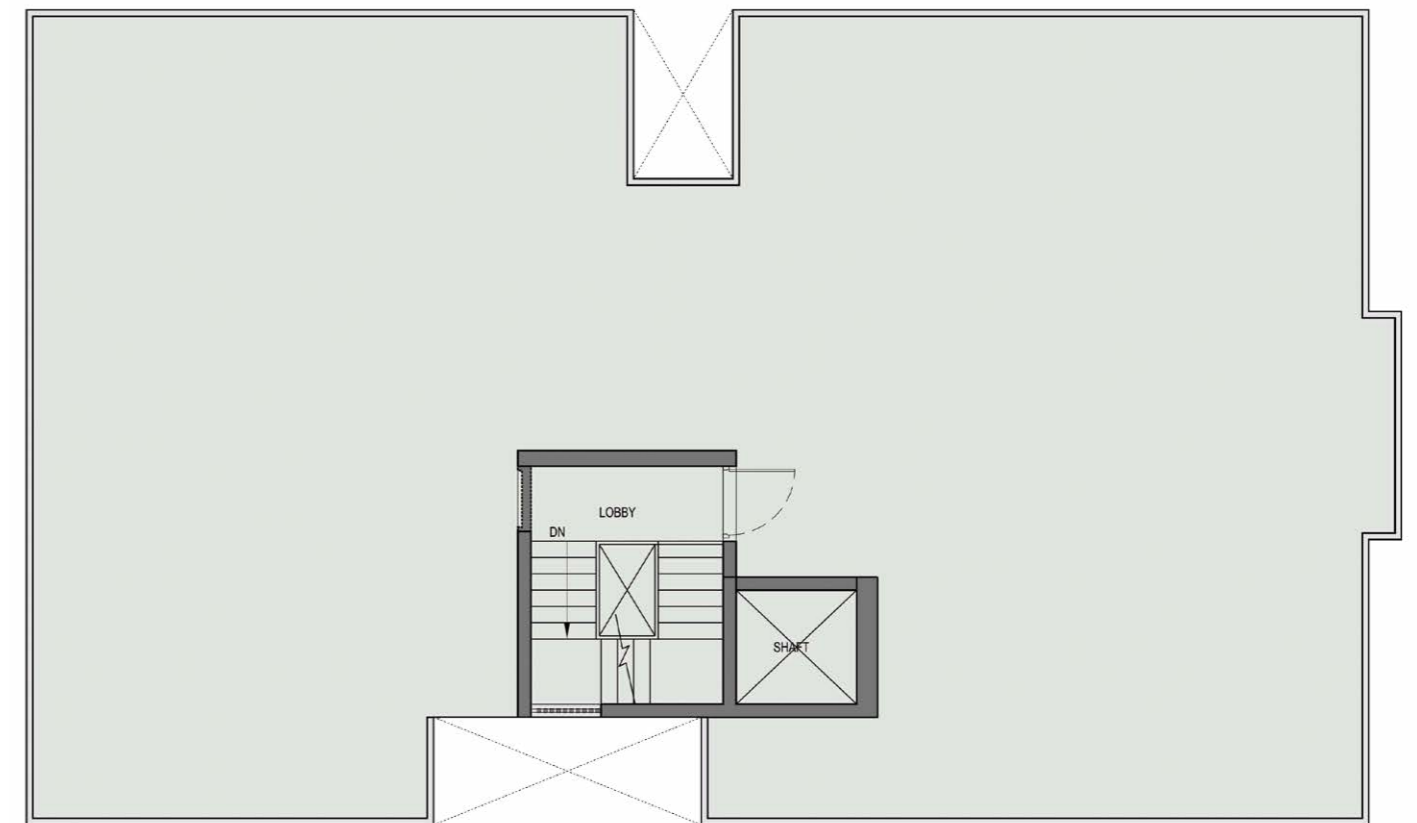


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343.65 Sqm
Typical floor plan



343.65 Sqm
Terrace floor plan



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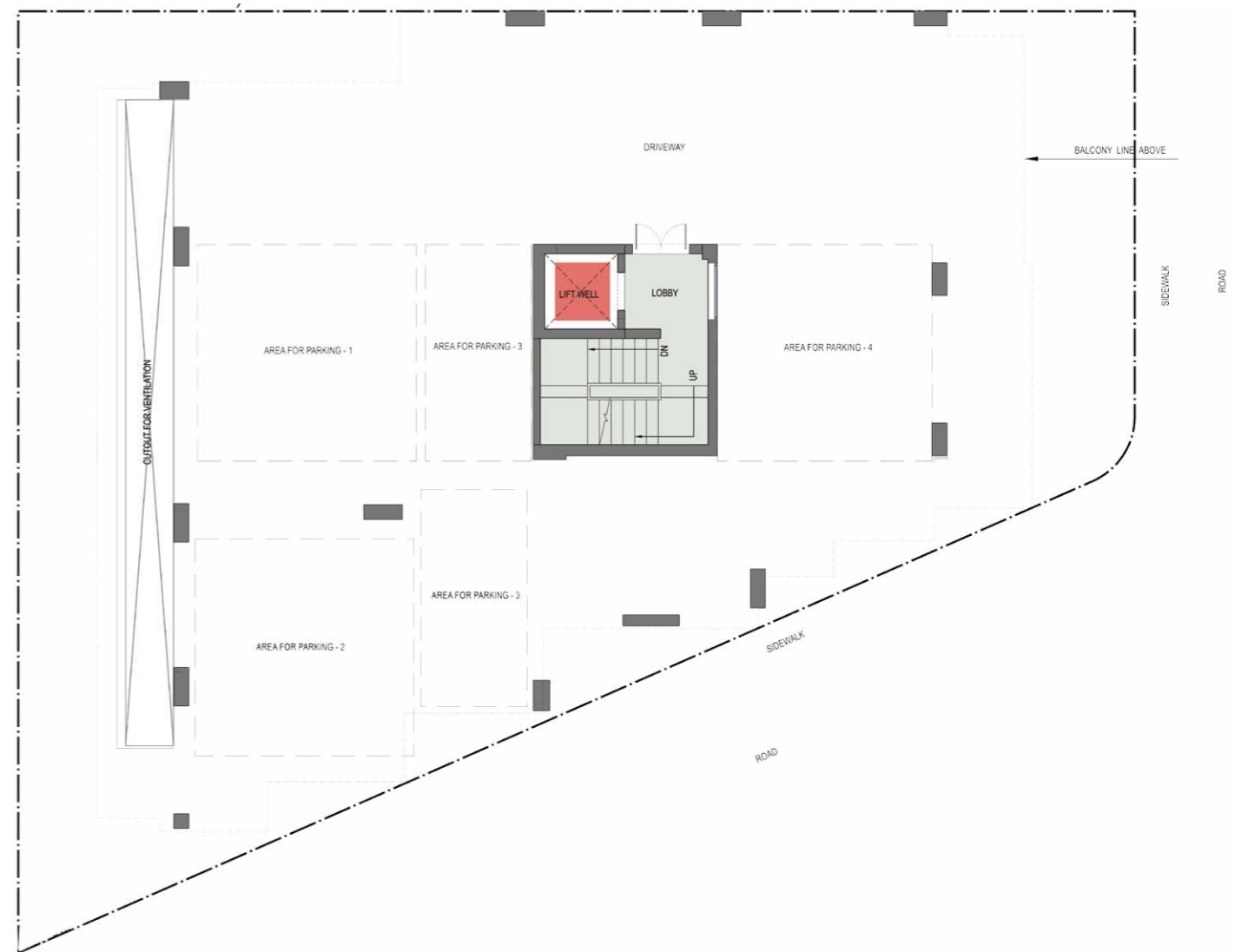
350.34 Sqm

Basement floor plan



350.34 Sqm

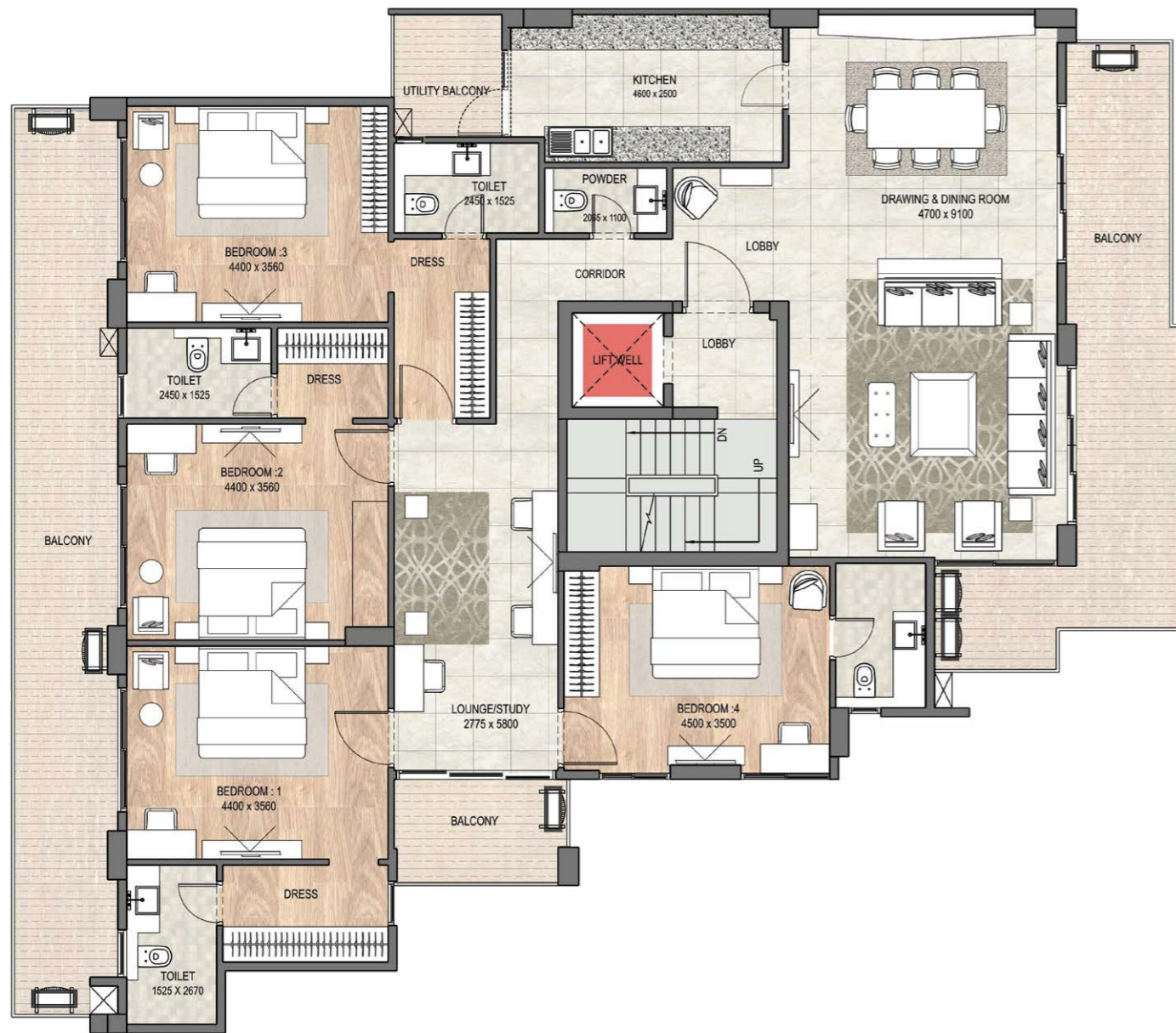
Stilt floor plan



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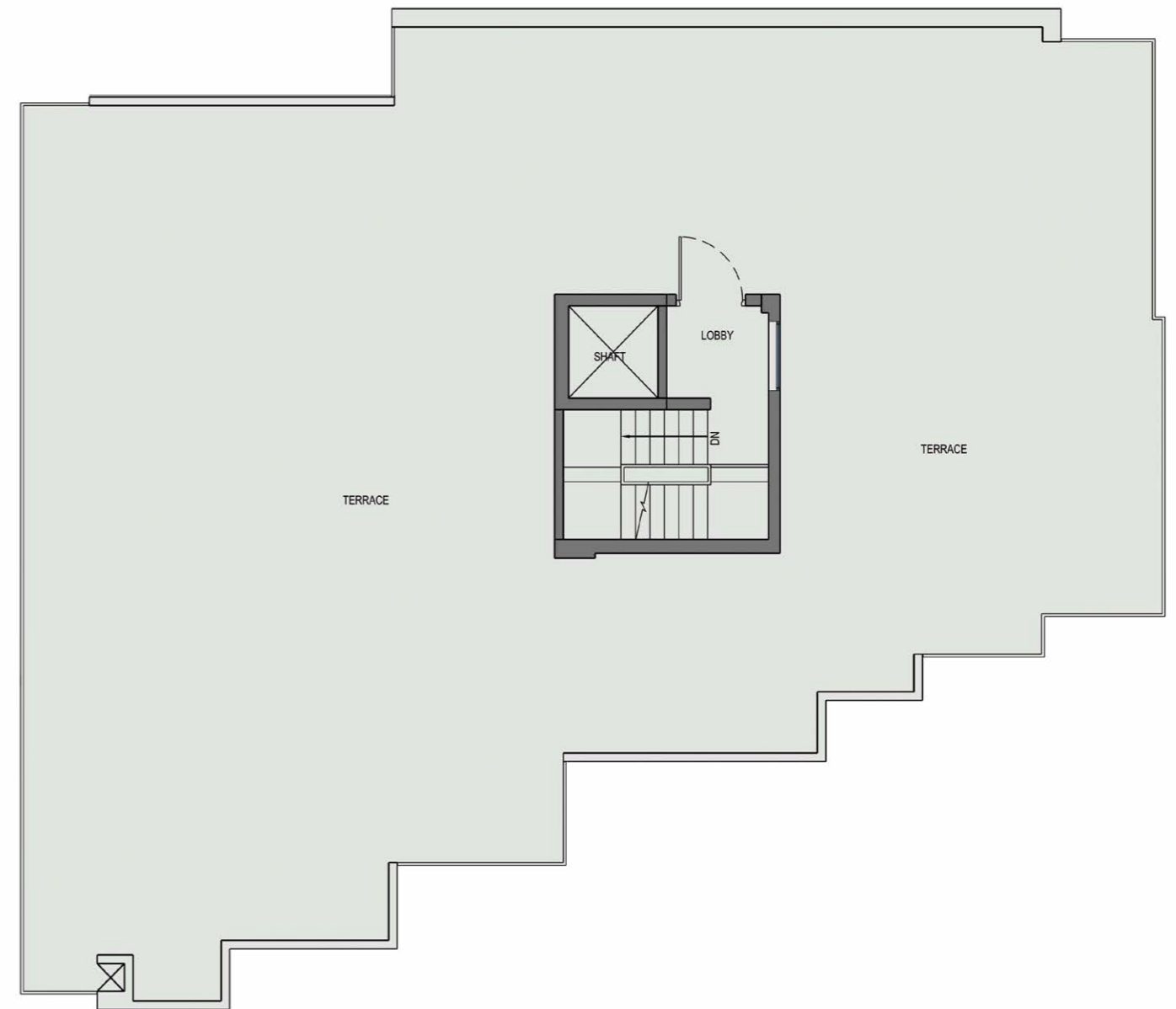
350.34 Sqm

Typical floor plan



350.34 Sqm

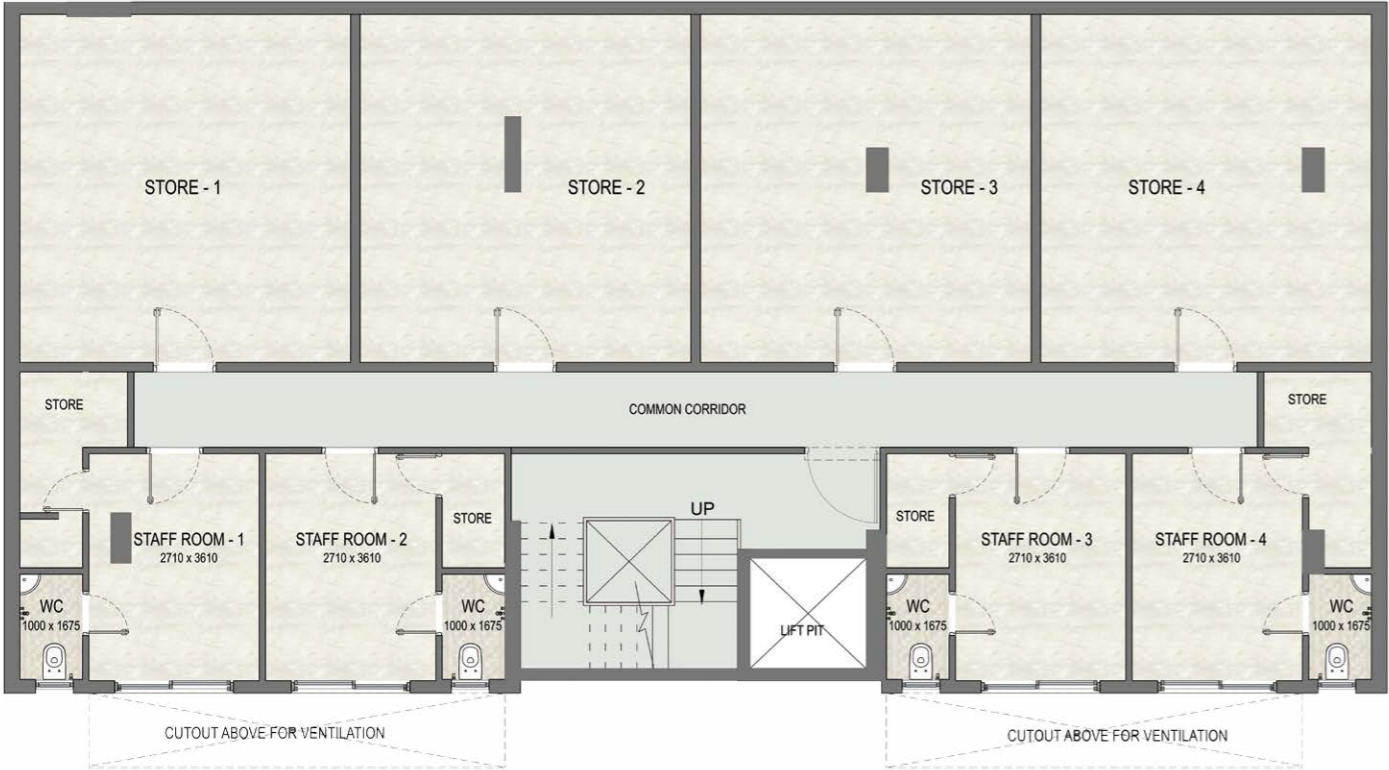
Terrace floor plan



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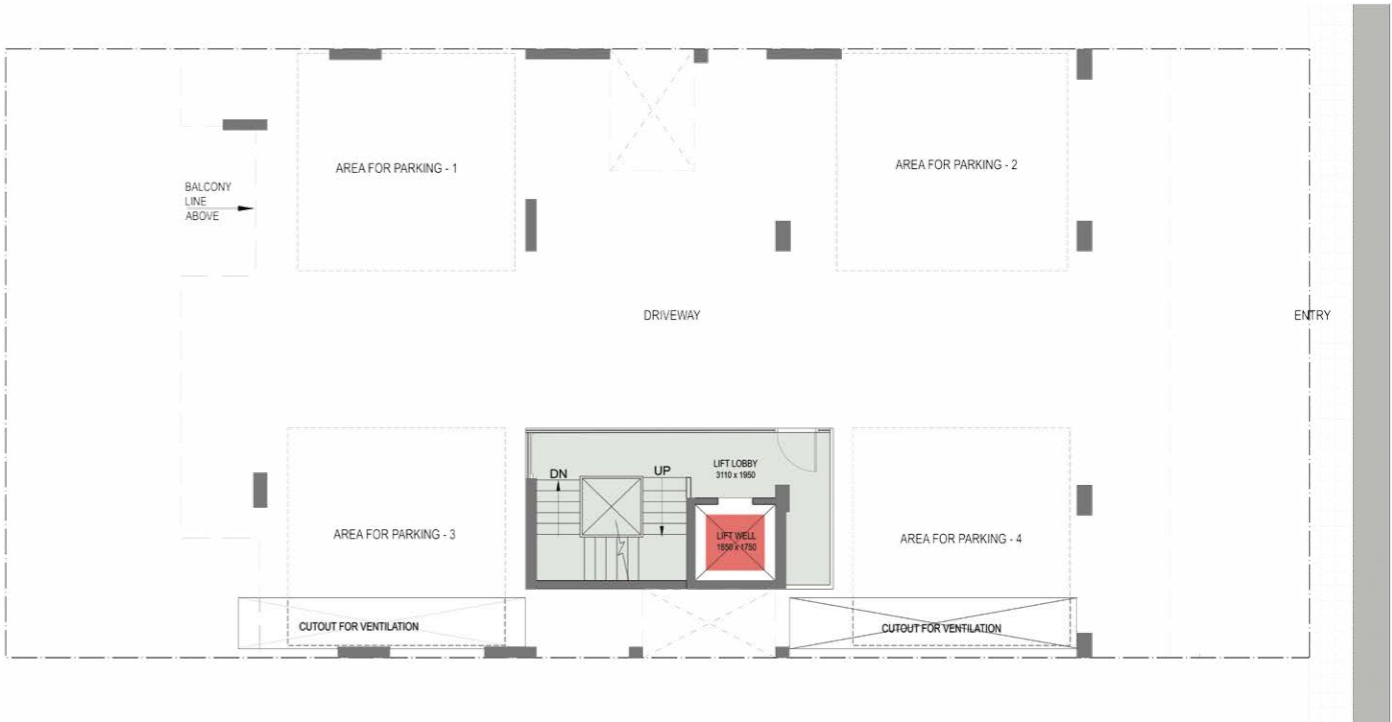
420.00 Sqm

Basement floor plan



420.00 Sqm

Stilt floor plan

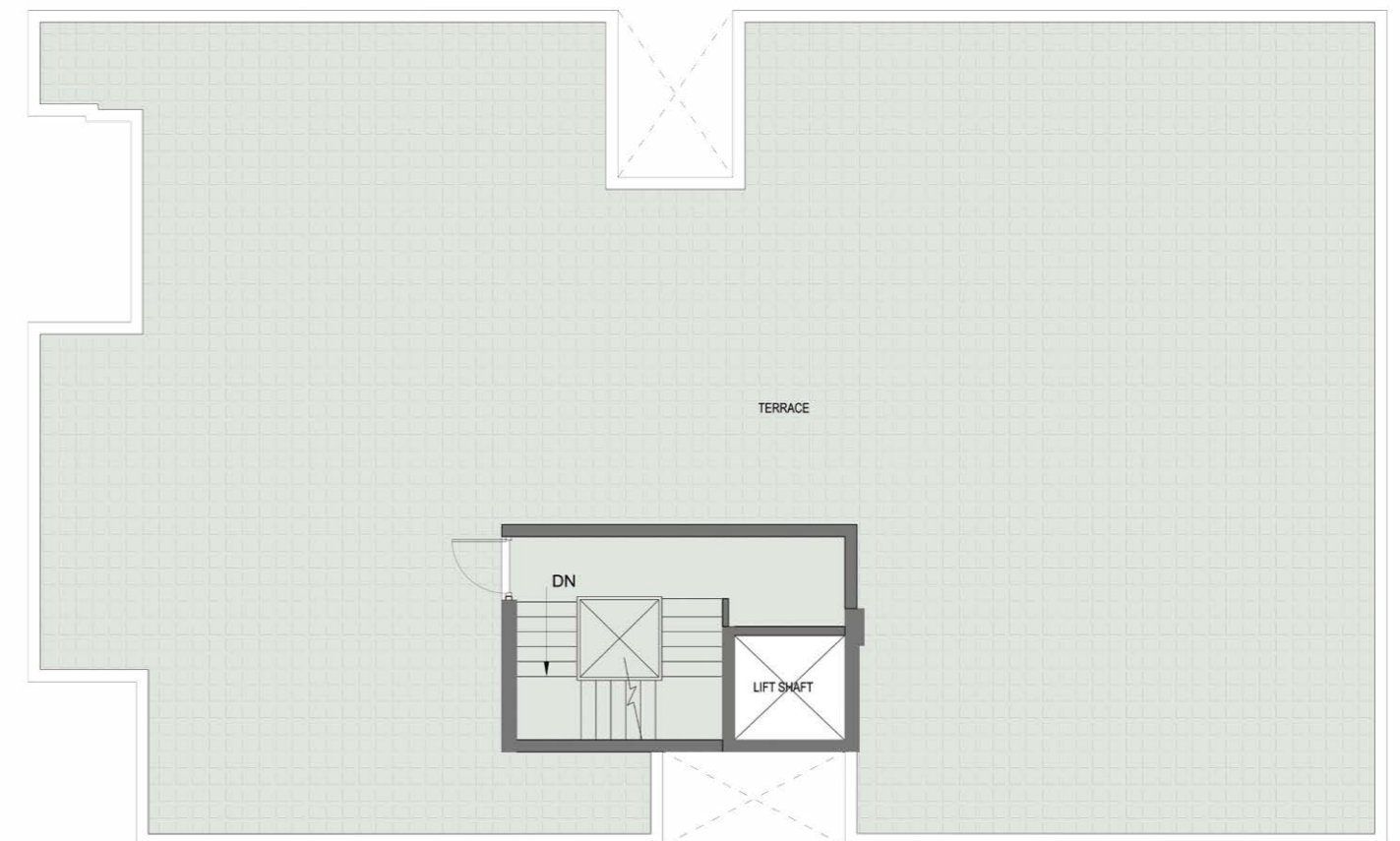


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420.00 Sqm
Typical floor plan



420.00 Sqm
Terrace floor plan



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Payment plan

1. Standard Payment Plan

Sl. No.	Instalment Description	% Due of Unit Price
1	Booking amount	10 lacs
2	Within 30 days of booking	10% (less booking amount)
3	Within 90 days of booking	15%
4	On completion of structure	25%
5	On application of OC	25%
6	On receipt of OC	15%
7	On offer of possession	10%
	Total	100%

2. Down Payment Plan

Sl. No.	Instalment Description	% Due of Unit Price
1	Booking amount	10 lacs
2	Within 30 days of booking	10% (less booking amount)
3	Within 120 days of booking	80% (Less down payment Rebate at 8%)
4	On offer of possession	10%
	Total	100%

Note

- Stamp duty and registration charges as applicable will be extra
- Down payment rebate at 8% shall be applicable on unit price
- GST as applicable will be extra on each instalment
- Holding charges at the rate Rs. 10/- per sq. ft. per month (if applicable)
- Interest free maintenance security deposit of Rs. 1.25 lacs to be paid at the time of possession

HRERA Registration No.: RC/REP/HARERA/GCM/475/ 207/2021/43 dated 17.08.2021
HRERA Website: <https://haryanarera.gov.in>
Promoter - DLF Utilities Limited

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All specifications and amenities mentioned in this brochure/ promotional document are actual specifications, amenities and facilities provided by the Company as per approved plans.

Marble/Granite being natural material have inherent characteristics of color and grain variations. S.room shall not be provided with air conditioning. Marginal variations may be necessary during construction. The extent/number/variety of the equipment/ appliances are tentative and liable to change at sole discretion of the Promoter. Applicant/Allottee shall not have any right to raise objection in this regard.

Website - www.dlfgardencityfloors-2.dlf.in

Project address - Sector 91-92, DLF Gardencity, Gurugram.





**DLF
GARDENCITY**

GURUGRAM



DLF Utilities Limited

(CIN - U01300HR1989PLC030646)

Registered Office: 3rd Floor, Shopping Mall, Arjun Marg
DLF City Phase I, Gurugram - 122001, Haryana, India

HRERA Registration No.: RC/REP/HARERA/GGM/475/ 207/2021/43 dated 17.08.2021
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**For Bookings
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